



Municipal Code Enforcement Board Minutes

Regular Meeting

Thursday, February 13, 2025

110 Watula Avenue
Ocala, FL 34471
www.ocalafl.org
Yiovanni Santiago

Call to Order

Invocation

Pledge of Allegiance

Roll Call

Attendee Name	Title	Status	Arrived
Michael Kroitor	Vice Chair	Excused	
Darrell O'Kain	Board Member	Present	
Kevin Steiner	Board Member	Present	
Michael "Mike" Gartner	Board Member	Present	
Shirley J. Wright	Board Member	Present	
Eddie Ferrentino	Board Member	Present	

PROOF OF PUBLICATION PUBLIC NOTICE #021320251730 POSTED 01/09/2025

Approval of Minutes

Approved January 9, 2025

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eddie Ferrentino, Board Member
SECONDER:	Darrell O'Kain, Board Member
AYES:	Kroitor, O'Kain, Steiner, Wright, Gartner, Ferrentino

Swear In Officers

Officers sworn in - Dale Hollingsworth, Jennipher Buller, Hector Reyes, Robert Moore, Stephanie Smith, Osias Ferreira, Jeff Guilbault, and Greg McClellan. All accepted the Oath.

New Business

CASE NO: 2024_11002

**CITY OF OCALA
vs.
PRIME VESTORS INC**

VIOLATION(S):

SECTION 82-151
SECTION 34-95

STANDARD HOUSING CODE ADOPTED
WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER

LOCATION: 1665 SW 3RD ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, March 6, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, March 7th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated. (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2.) Pay the cost of prosecution of \$394.80 by March eth, 2025.

Officer Jeffrey Guilbault read the details of his case and staff recommendation.

No representation present.

The Board approved staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Steiner, Board Member
SECONDER:	Darrell O’Kain, Board Member
AYES:	O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2024_11546

CITY OF OCALA
vs.
PRIZZE LIVING INC

VIOLATION(S):
SECTION 34-95 WEEDS; ACCUMULATIONS OF TRASH OR OTHER
UNSIGHTLY OR UNSANITARY MATTER

LOCATION: 442 NW 9TH AVE

Approved staff recommendation to find the Respondent(s) guilty of violating city code section 34-95 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, March 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, March 6th, 2025, there shall be a fine of \$50 per day until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly

or unsanitary items.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$341.84 by March 6th, 2025.

Officer Jennipher Buller read the details of his case and staff recommendation.

No representation present.

The Board approved staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Steiner, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2024_11748

CITY OF OCALA

vs.

HUERO, DAISY

VIOLATION(S):

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

LOCATION:

1900 BLK NW 28TH AVE

Approved staff recommendation to find the Respondent(s) guilty of violating city code section 34-95 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing the downed tree and tree debris by 4:00pm on Thursday, March 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, March 6th, 2025, there shall be a fine of \$50 per day until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing the downed tree and tree debris.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$215.66 by March 6th, 2025.

Officer Jeffrey Guilbault read the details of his case and staff recommendation.

No representation present.

The Board approved staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Steiner, Board Member
SECONDER:	Darrell O’Kain, Board Member
AYES:	O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: CE24-0077**CITY OF OCALA**

vs.

MATHIS PROPERTIES LLC**VIOLATION(S):**

SECTION 122-51

BUILDING PERMIT REQUIRED

LOCATION:**1130 NE 12TH ST**

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted front and rear exterior door change-outs and porch construction by 4:00pm on Thursday, April 3rd, 2025. Once the permits are obtained, all repairs and inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, April 4th, 2025, or if the permits issued are not inspected and finale by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. 2.) Pay the cost of prosecution of \$215.66 by April 3rd, 2025.

Officer Jeffrey Guilbault read the details of his case and staff recommendation.

No representation present.

The Board approved staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Darrell O'Kain, Board Member
SECONDER:	Eddie Ferrentino, Board Member
AYES:	O'Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: CE24-0117**CITY OF OCALA**

vs.

CONFIDENTIAL OWNER INFORMATION**VIOLATION(S):**

SECTION 34-95

SECTION 122-1193

WEEDS ACCUMULATIONS OF TRASH OR

TRAILERS COMMERCIAL VEHICLE PORTABLE

LOCATION:**4421 NE 8TH ST**

Approved staff recommendation to find the Respondent(s) guilty of violating city code section 34-95 and 122-1193 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, March 6, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, March 6, 2025. There shall be a fine of \$50 per day until this violation has been abated. Additionally, the

City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Remove all trailers from the property unless stored in the rear yard of the residence and in compliance with all other ordinances of the City by 4:00pm on Thursday, March 6, 2025. If the Respondent(s) fail to comply with any subsection of item 3.) by 7:00am on Friday, March 7, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all boats and/or trailers in violation of code section 122-1193 through the assistance of the Ocala Police Department and their vehicle tow policies.

3.) Pay the cost of prosecution of \$215.11 by March 6th, 2025.

Officer Jeffrey Guilbault read the details of his case and staff recommendation.

No representation present.

The Board approved staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eddie Ferrentino, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: CE24-0152

CITY OF OCALA
vs.
S & CA VENTURES LLC DOUBLE BACKFLIP LLC

VIOLATION(S):
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

LOCATION: 2805 NE 24TH CT

Approved staff recommendation to find the Respondent(s) guilty of violating city code section 34-95 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, March 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, March 6th, 2025, there shall be a fine of \$50 per day until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee

shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
2.) Pay the cost of prosecution of \$209.12 by March 6th, 2025.

Officer Hector Reyes read the details of his case and staff recommendation.

No representation present.

The Board approved staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shirley J. Wright, Board Member
SECONDER:	Darrell O'Kain, Board Member
AYES:	O'Kain, Steiner, Gartner, Wright, Ferrentino

Request for Petition

CASE NO: COM11_0074

CITY OF OCALA

vs.

EST OF ADDIE MAE NEWMONES C/O WILLIED. MILLER, PER REP

VIOLATION(S):

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

SECTION 82-182

DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS

LOCATION:

206 NW 21ST AVE

Approved

Officer Dale Hollingsworth read the details of his case and staff recommendation.

Richard Mueller, 35 South East 1st Avenue, Suite 102, Ocala, FL 34471, stated he is the property owners Realtor. He briefly discussed the property owner's financial hardship challenges and requested a fee reduction.

The Board approved staff recommendation with modifications. Granted a 60-day extension.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eddie Ferrentino, Board Member
SECONDER:	Kevin Steiner, Board Member
AYES:	O'Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: COM12_0389

CITY OF OCALA

vs.

EST OF ADDIE MAE NEWMONES C/O WILLIED. MILLER, PER REP

VIOLATION(S):

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER

SECTION 34-122

ABANDONED OR DERELICT VEHICLES

LOCATION:**206 NW 21ST AVE****Approved**

Officer Dale Hollingsworth read the details of his case and staff recommendation.

Richard Mueller, 35 South East 1st Avenue, Suite 102, Ocala, FL 34471, stated he is the property owners Realtor. He briefly discussed the property owner's financial hardship challenges and requested a fee reduction.

The Board approved staff recommendation with modifications. Granted a 60-day extension.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eddie Ferrentino, Board Member
SECONDER:	Kevin Steiner, Board Member
AYES:	O'Kain, Steiner, Gartner, Wright, Ferrentino

Old Business***Non-Compliance (Massey) Hearing***

CASE NO: 2022_7559

CITY OF OCALA

vs.

DANIELS, MARY LOUISE ET AL,
717 NW 13TH AVE, OCALA FL 34475**Approved**

Officer Dale Hollingsworth read the details of his case and staff recommendation.

Patsy Brown, 4725 North West 27th Avenue, Ocala, FL 34471, spoke on property challenges. She requested the Board waive the fees and grant an extension of time to get the property in compliance with Code Enforcement.

The Board approved staff recommendation with modifications. Granted a fee reduction to \$14,040 hard costs and \$1,575 administrative costs.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Steiner, Board Member
SECONDER:	Darrell O'Kain, Board Member
AYES:	O'Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2022_8386

CITY OF OCALA
vs.
MONROE, VENEZIA,
817 SW 3RD ST, OCALA FL 34476

Approved

Officer Dale Hollingsworth read the details of his case and staff recommendation.

No representation present.

The Board approved staff recommendation.

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Steiner, Board Member
SECONDER: Eddie Ferrentino, Board Member
AYES: O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2022_8556

CITY OF OCALA
vs.
WASHINGTON HERMAN R. EST,
1335 SW 5TH ST, OCALA FL 34473

Approved

Officer Dale Hollingsworth read the details of his case and staff recommendation.

No representation present.

The Board approved staff recommendation.

RESULT: APPROVED [UNANIMOUS]
MOVER: Eddie Ferrentino, Board Member
SECONDER: Shirley J. Wright, Board Member
AYES: O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2022_8802

CITY OF OCALA
vs.
GS PROPERTIES FOR SALE LLC, C/O SANDRA PARRA,
124 NW 19TH AVE, OCALA FL 34475

Approved

Officer Dale Hollingsworth read the details of his case and staff recommendation.

Sandra Parra, 10303 Tanner Road, Tampa, FL 33610, spoke on the renovation plans for the property. She requested an extension of time to get the property in compliance with Code Enforcement.

The Board approved staff recommendation with modifications. Granted a 30-day extension.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shirley J. Wright, Board Member
SECONDER:	Eddie Ferrentino, Board Member
AYES:	O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2023_10005

CITY OF OCALA
vs.
VIMALGIRI INVESTMENT LLC,
900 BLK NE 2ND ST, OCALA, FL 34470

Approved

No representation present.

The Board approved staff recommendation

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Darrell O’Kain, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2023_9081

CITY OF OCALA
vs.
SQUIRES, APRIL
2602 NE 3RD AVE, OCALA FL 34470

Approved

Officer Dale Hollingsworth read the details of his case and staff recommendation.

No representation present.

The Board approved staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Darrell O’Kain, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2023_9107

CITY OF OCALA

vs.

**VEREEN, LILLIAN & TILLMAN, VIVIAN VEREEN EST ET AL,
106 NW MARTIN L KIN.GAVE, OCALA FL**

Approved

Officer Dale Hollingsworth read the details of his case and staff recommendation.

No representation present.

The Board approved staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eddie Ferrentino, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2023_9295

CITY OF OCALA

vs.

**MACK HERBERT M. EST, C/O URTORIO BROWN,
1212 SW 2ND ST, OCALA FL**

Approved

Officer Dale Hollingsworth read the details of his case and staff recommendation.

Loretta Jackson, 129 Juniper Trail, Ocala, FL 34480, requested a 60-day extension to get the property in compliance with Code Enforcement.

The Board approved staff recommendation with modifications. Granted a 60-day time extension.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shirley J. Wright, Board Member
SECONDER:	Darrell O’Kain, Board Member
AYES:	O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2024_10848

CITY OF OCALA

vs.

**JONES FAMILY TRUST AND JONES, PATRICIA TR,
1315 SW 4TH ST, OCALA FL 34471**

Approved

No representation present.

The Board approved staff recommendation

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Darrell O'Kain, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	O'Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2024_11306

CITY OF OCALA
vs.
STROHMIERJOSEPH,
612 SW 2ND ST, OCALA FL

Approved

No representation present.

The Board approved staff recommendation

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Darrell O'Kain, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	O'Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2024_11378

CITY OF OCALA
vs.
THEARD, LEONEL,
620 NW 5TH ST, OCALA FL 34475

Approved

Officer Jennipher Buller read the details of his case and staff recommendation.

Leonel Theard, 2716 North West 18th Avenue, Ocala, FL 34475, provided a brief overview of the property improvements. He requested an extension of time to get the property in compliance with Code Enforcement.

The Board approved staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Steiner, Board Member
SECONDER:	Darrell O'Kain, Board Member
AYES:	O'Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2024_11493

CITY OF OCALA

vs.
RAMDEO, SHELDON & RAMDEO, RAJMANI,
1922 NW 1ST ST, OCALA FL 34474

Approved

No representation present.

The Board approved staff recommendation

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Darrell O'Kain, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	O'Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2024_11547

CITY OF OCALA
vs.
SIMEON, MONA L,
400 BLK NW 9TH AVE, OCALA FL

Approved

No representation present.

The Board approved staff recommendation

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Darrell O'Kain, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	O'Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2024_11569

CITY OF OCALA
vs.
TUCCI, GREGORY E. & CATES, RAY A. JR EST,
121 NE 13TH AVE, OCALA FL 34471

Approved

No representation present.

The Board approved staff recommendation

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Darrell O'Kain, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	O'Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2024_11585

CITY OF OCALA
vs.
MCU ONE LLC,
2425 NW 10TH ST, OCALA FL 34471

Approved

No representation present.

The Board approved staff recommendation

RESULT: APPROVED [UNANIMOUS]
MOVER: Darrell O’Kain, Board Member
SECONDER: Shirley J. Wright, Board Member
AYES: O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2024_11600

CITY OF OCALA
vs.
B & K NATIONWIDE ENTERPRISES INC,
59 NW 21ST PL, OCALA FL 34474

Approved

No representation present.

The Board approved staff recommendation

RESULT: APPROVED [UNANIMOUS]
MOVER: Darrell O’Kain, Board Member
SECONDER: Shirley J. Wright, Board Member
AYES: O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2024_11603

CITY OF OCALA
vs.
MCCAULAY, CHRISTINE AND COX, JESSICA,
800 BLK NW 8TH ST, OCALA FL

Approved

No representation present.

The Board approved staff recommendation

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Darrell O’Kain, Board Member
SECONDER: Shirley J. Wright, Board Member
AYES: O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2024_11622

CITY OF OCALA
vs.
EDWARDS, EDDIE C.,
1807 SW 6TH ST, OCALA FL 34471

Approved

No representation present.

The Board approved staff recommendation

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Darrell O’Kain, Board Member
SECONDER: Shirley J. Wright, Board Member
AYES: O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: 2024_11663

CITY OF OCALA
vs.
WILLIAMS LARRY EST AND WILLIAMS, JESSICA,
1741 NW 3RD ST, OCALA FL 34475

Approved

No representation present.

The Board approved staff recommendation

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Darrell O’Kain, Board Member
SECONDER: Shirley J. Wright, Board Member
AYES: O’Kain, Steiner, Gartner, Wright, Ferrentino

CASE NO: CE24-0080

CITY OF OCALA
vs.
JENKINS, MARYL. EST,
908 SW 5TH ST, OCALA FL 34471

Approved

No representation present.

The Board approved staff recommendation

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Darrell O'Kain, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	O'Kain, Steiner, Gartner, Wright, Ferrentino

Discussion

Comments by Those Who Wish to Address the Board

Comments by Individual Board Members

Adjournment